Town Hall Lower Level, Conference Room L101

I. Call to Order – Mr. Harpie called the meeting to order at 5:01 PM.

II. Roll Call – Members present: Joe Harpie, Chairperson; Beth DelBuono, Anthony Claffey, Rod Mortensen, Don Woods, and Ed Murtha (arrived at 5:02 PM). Others present: Tanya Lane, Town Manager; Ben Ancona, Town Attorney; Frank Tomcak, Downes Construction Company; Tom Arcari (arrived at 5:10 PM) and Kyle Baron, Quisenberry Arcari + Malik Architecture; Mark Schweitzer, Colliers International; and Jeff Baron, Director of Administrative Services. Town Planner Craig Minor participated via speakerphone.

III. Approval of Prior Meeting Minutes – Mr. Mortensen made a motion that the Minutes of the July 17, 2019 meeting be approved as written. A second to the motion was made by Mr. Woods. The motion passed by a vote of 5 YES to 0 NO.

IV. Public Participation – Matthew Mazzoccoli, 149 Harris Drive, on the future of Mazzoccoli Way, and how the road serves as a reminder not only of his father but of what it means to serve the Town. A letter from Dominic Mazzoccoli’s children was read into the record by Ms. DelBuono. It is attached to these minutes.

V. Project Update – The Chair began by responding to Mr. Mazzoccoli. It is the Building Committee’s desire to re-establish Mazzoccoli Way, and the Committee, the design team, and the construction manager will be working towards that end. It is a process they will work through over the next several months. If there were any implications otherwise, then we apologize. Mr. Harpie appreciates Mr. Mazzoccoli coming down this evening. Mr. Harpie served on the Town Council with former Mayor Mazzoccoli. He was an outstanding person. The Committee is sensitive to the family’s feelings. In deference to the family, the Committee wishes to clarify where it is terms of restoration of the road and any revised property line. The Town Planner, who is on vacation, would be called this evening. There is an encroachment of the property line. It hasn’t been reviewed by the Town Plan and Zoning (TPZ) Commission. The Committee then called Mr. Minor on a speakerphone. He was told that the Committee has heard from members of the public who were concerned about Mazzoccoli Way. He was asked what steps need to be taken. Mr. Minor stated that it makes sense to move the property line. It intersects with the new building. There would be a new property deed and a new survey. Action by the Town Council has to be preceded by a recommendation from TPZ. After receiving the
recommendation the Town Council could then vote to adopt a new property line. Ms. DelBuono stated that, rather than waiting until the project is done to move the property line, she wants to plan ahead to make sure there is enough room. Mr. Claffey asked what the standard size for a road is. Mr. Minor responded that there are four widths. It could be 24 feet. He was asked what the road width was before construction began. Mr. Minor responded that it was probably 36 feet, as it was a through street originally. He also mentioned that TPZ would be expected to ask the Fire Marshal if fire apparatus would be able to get around both the new Town Hall and the Library. Mr. Claffey asked if it would be advantageous to start the process now. Mr. Minor said that it would. Ms. DelBuono asked if TPZ hadn’t already recommended to re-open Mazzoccoli Way. Mr. Minor felt that yes, there had been some sort of a finding that was in the §8-24 report. For the public, Mr. Harpie stated that there was a revised property line on a property layout plan that was not approved by the Town. It was the Project Building Committee’s recommendation that this be corrected. This situation was discovered by Gerber Construction (a Downes Construction subcontractor) when they went for permitting. The Building Committee inherited the Metropolitan District Commission (MDC) water line issue along with the public perception that Mazzoccoli Way would be eliminated. The actions discussed by the Town Planner will correct that. It is going before TPZ and then the Town Council. Ms. DelBuono asked about the process in determining to tear up Mazzoccoli Way. Mr. Tomcak responded that this was part of the construction documents, and that he would defer any questions about that to the design team. Mr. Kyle Baron added that the road was not removed. It was part of the construction process. Asphalt had to be removed. Temporary millings have been put down. Narrowing of the road was necessary to accommodate the bump out of the building. They are maintaining the status of the roadway. Mr. Arcari also added that early on the goal of the project was not to reduce the Mazzoccoli Way corridor and to accommodate the future through corridor. Now we have to move the property line. This does not in any way compromise maintaining the corridor. It is still in place. There is a merger of it with the parking lot. The Town put parking directly in front of the Library that bleeds into the corridor. It is now an access way with parking. It would serve both the new Town Hall and the Library with handicapped access. If the roadway were to be opened to Cedar Street in the future, all that parking will be re-designed. Mr. Claffey asked if Mazzoccoli Way would go back at 24 feet or wider. Mr. Arcari replied that the corridor had been wider, at 36 feet. Mr. Claffey asked if the 24 feet was from parking space to parking space. Mr. Arcari replied yes, that was the minimum requirement. Mr. Claffey asked if the curb cuts at Cedar Street were being touched. He was told that they were not. Mr. Mortensen stated that it was the Committee’s intent that Mazzoccoli Way always stay as Mazzoccoli Way. This road was closed off from Cedar Street before it became Mazzoccoli Way. He compared it Kimberley Road, which he felt would never be opened. Opening up Mazzoccoli Way to Cedar Street would create traffic problems. He confirmed that if the §8-24 goes to TPZ, the Town Council will make the decision. The rumor to eliminate Mazzoccoli Way is not true. Mr. Harpie added that the goal is to clarify the issue and to get the property line established. It was his recollection that it was Maureen Klett who was originally
concerned about traffic coming in off Cedar Street. That is when the planters to block the entrance were put in. Mr. Murtha asked if there would still be room for a sidewalk and bike path. Mr. Arcari replied that if the future calls for opening up the street and expanding the corridor to 50 feet, there will be a sidewalk. Mr. Woods asked who initiates action. Ms. Lane responded that would be the Town Council. They are aware of the need for an §8-24 referral. It is on their agenda for August 27th. Ms. DelBuono asked whether all items, such as a snow shelf, sidewalk, etc., would be included. Mr. Arcari replied that when it goes to TPZ staff would review it and make recommendations. Mr. Harpie asked about presentation to TPZ. Mr. Arcari replied that his team will present it. The Chair thanked Mr. Minor and his call was concluded.

Mr. Tomcak presented his project update with the standard format. The financial summary showed a total anticipated final guaranteed maximum price (GMP) of $27,904,510.57. There is one construction manager’s change order pending. There are also three pending construction change order proposals (COPs), which net out to $354,32. Downes Construction has completed the basement foundation walls and the basement floor slab. Mr. Tomcak reported that they are out of the basement. Waterproofing of the basement walls on the first lift is completed, and the second lift is partially completed. MEP (Mechanical, Electrical and Plumbing) coordination on the first floor, part A, is substantially complete, although first floor utility coordination is still a work in progress, and there are coordination challenges on the second floor (there is ductwork that is below the ceiling height on the second floor; not by much, but it needs to be looked at) and third floor. The Town Hall exterior foundation wall on the north and east sides is complete, as are the footings on the east and west sides of the gymnasium.

Besides utility coordination, other work in progress includes shoring for the basement walls, backfilling around the basement, and form walls/reinforcing. Work to start in 2 to 3 weeks includes placing the foundation wall along the east and west elevations up to the gym, backfilling exterior walls as needed, and an anchor bolt survey started by Shepard Steel the week of September 2nd, followed by their putting a crane on site and starting the structural steel during the week of September 9th. One critical item is the relocation of the 8" water main. Downes is working with MDC. Downes Construction’s sitework subcontractor has prepared a proposal. Mr. Tomcak will look at the schedule impacts this will have. It will move some activities into winter weather. MEP coordination on the second and third floors is also a critical item. There are also three COPs that he will be looking for action on from the Committee.

Mr. Harpie asked the Town Manager to summarize the MDC situation and the relocation of the water main. Ms. Lane stated that originally the Town didn’t think we had to move the water line, but MDC remained firm in its need to relocate the main line. 250 feet of the 700 feet to be relocated impacts the project. The Town is moving ahead with relocating the water main. It will take five weeks for work to be completed. There is a need to issue a purchase order to MDC for roughly $60,000. In the meantime, the MDC legal team will begin drafting an agreement. There will be a $155,000 impact to the project (the sitework contractor, Gerber Construction’s charge), plus the $60,000 from the Town. The Town really doesn’t have a choice. She is working to move the work
along expeditiously. Mr. Tomcak stated that MDC will need to lay out the location of the line. There is also a submittal process with MDC. He expects to make those submittals this week, along with updated drawings. The internal estimates are $155,866 and three weeks for Gerber. Mr. Tomcak will also need to check the impact on the schedule. It could mean placing concrete in late October or early November, no masonry until November, etc. The impact will be the duration of getting the water main relocation work done. Mr. Harpie informed the Committee that this will definitely result in a change order. Ms. Lane added that the numbers have been vetted by Downes Construction and by Gerber Construction. This is a good number. Mr. Tomcak stated that the number started at $201,000. At Mr. Harpie’s request, Mr. Tomcak reminded the Committee that MDC wanted a minimum of ten feet from the new building to their water line. Of the approximate owner’s change order (order of magnitude/pending revisions) cost figure of $181,654.39 on his financial summary, a good chunk of that is the water main. There is also a third pocket of fuel contaminated soil. This is being stockpiled on site. Downes Construction consulted with the industrial hygienist, EnviroMed. It will all be removed at once, at a cost of $48.95 per ton. The survey of storm lines is the result of a directive from MDC to ensure that there are no conflicts when the water main is relocated. The Addendum Number 5 figure ($28,593) was originally $157,000, but when the GMP was negotiated it was turned into an allowance. Now, more funds are needed to make Downes Construction whole. This is still a rough order of magnitude number. Mr. Claffey asked about the $21,096 to change to fused panels in order for all life safety electrical panels to meet code. This is part of the national electrical code. He asked if this was included in the subcontractor’s original quote Mr. Claffey was told by Mr. Tomcak that the design didn’t reflect the correct panels. Mr. Arcari added that this was still being vetted with the electrical engineer. It is an asset that the Town will be receiving, and it is still being investigated. These are estimates and projections, and not the final number. Mr. Tomcak noted that there was no labor component in that number. Mr. Claffey asked where the $60,000 for payment to MDC was. It is outside the GMP. Ms. Lane, in an effort to clarify some public misconception, added that an oil tank was not found in the ground, only fuel contaminated soil. Mr. Harpie added that the project had dodged a bullet.

Mr. Tomcak then presented 12 photos showing the construction progress. The first photo showed the stockpile of fuel contaminated soil. Mr. Tomcak noted that there is still a little more soil to be added to this pile. The fuel contaminated soil would be moved from the site all at once. The second photo showed that the basement forms had been stripped at the northeast corner. The third photo showed the continuation of the work along the east side. The fourth photo showed the northeast corner of the new building. The fifth and sixth photos showed a better view of the north wall. The seventh photo showed the progress of the waterproofing along the foundation. The eighth photo showed the status of work along the west side of the basement. It, along with the ninth photo, also shows the status of the pocket of fuel contaminated soil that is being removed. The fuel contaminated soil was found at this end of the site. As the Town Manager stated, there was no fuel tank found. Downes Construction worked with EnviroMed. Had Gerber Construction been required to continue to remove (additional) soil, it would have
impacted utilities. The tenth photo showed the status of construction at the north wall. The eleventh and twelfth photos showed the status of further south along the west side wall.

VI. Consider and Take Action on Change Order Requests – Presented by Mr. Tomcak. There are three Change Order Proposals (COP) for which he is requesting approval by the Committee. They are COPs 3, 19, and 29. COP #3 was a credit of $11,855 for the taping of exterior joints that was no longer required. Mr. Woods made a motion that the Committee accept COP #3 for a credit of $11,855. A second to the motion was made by Mr. Mortensen. There was no further discussion. The motion passed by a vote of 6 YES to 0 NO. COP #19 is to remove fuel contaminated soil found near the basement footings on the west side, for an additional cost of $3,388.16. Mr. Claffey made a motion that the Committee accept COP #19 for a charge of $3,388.16. A second to the motion was made by Mr. Mortensen. Discussion: Mr. Claffey suggested that Mr. Tomcak be more specific, so as not to confuse this with other COPs for fuel contaminated soil removal. Mr. Tomcak replied that he had noted the specific location where this soil was removed from. Mr. Schweitzer was asked by Mr. Harpie if this was in line with Collier’s expectations. He replied that it was. The motion then passed by a vote of 6 YES to 0 NO. COP #29 is to place stone and fabric within the building footprint for a new laydown area. This is necessitated by the water line relocation, and the additional cost is $8,821.16. Mr. Claffey made a motion that the Committee accept COP #29 for a charge of $8,821.16. A second to the motion was made by Mr. Mortensen. There was no discussion. The motion passed by a vote of 6 YES to 0 NO.

VII. Consider and Take Action on Fund Transfers – No transfer out of the Owner’s Contingency to cover additional costs was requested.

VIII. Any Other Business Pertinent to the Committee – Mr. Jeff Baron presented the status of soft costs to the Committee. The purpose was to demonstrate that there was no funding in soft costs for furniture, fixtures and equipment (FF&E). He stated that there was a small amount in hard costs for FF&E, $37,974 on the general government side and $35,415 on the Board of Education side. Mr. Claffey questioned what these amounts were for. Mr. Baron replied that the Board amount was part of the State grant, and the general government amount was for lockers and food service equipment. This amount had been broken out by the Finance Department, had already been encumbered, and was for items being supplied by Downes Construction as part of the GMP. Mr. Harpie stated that there was a need for a more realistic number for FF&E costs. It needs to be addressed. The Town Hall offices will need proper furniture. In his experience on other projects he has seen FF&E as a hard cost and as a soft cost. It needs to be addressed and he called for a line item for furniture. Mr. Harpie asked how much of the project had been paid. Mr. Tomcak responded that through the end of July roughly three and a half million dollars had been paid to Downes Construction. He also stated that the pending and approximate values in his financial summary did not include winter weather impact. He will be developing an estimate for this. Relocating the water line was discussed further. 150 feet
of the line is on the east side of the gym. The Town Manager noted that an agreement with the Metropolitan District was needed. This can take up to six months, which would have a major impact on the project if no work could be performed during that time. Ms. DelBuono asked if the agreement would need to be approved by the Town Council. Mr. Jeff Baron replied that the proposed agreement would be looked at when it was received, but that he did not anticipate that it would need to come before the Town Council. Ms. Lane noted that we are breaking the mold by moving forward while the agreement is being drafted and reviewed by the Town Attorney. Attorney Ancona stated that the agreement would be moved along. There is no need to belabor it. Mr. Claffey asked where the 500 feet of water line pipe lied. Mr. Arcari responded that it runs down the middle of Mazzoccoli Way makes a bend, and then runs down a portion of Garfield Street. It would come close to the corner of the new Town Hall. MDC wants a new pipe. A question was asked about a warranty. Attorney Ancona stated that it would work like a lateral connection, it is MDC’s pipe. Mr. Tomcak added that Gerber Construction would have a one year warranty on their work. He reiterated that there would be a $155,000 change order for Gerber Construction to perform the work for the water main. He would need approval for that in early September. The Committee agreed to meet again on September 4th at 5:00 PM. Mr. Tomcak will need authorization to proceed at that time.

IX. Public Participation – None.

X. Comments by Committee Members – None.

XI. Adjournment – the meeting adjourned at 6:37 PM.

Respectfully submitted,

Jeff Baron

Jeff Baron,
Director of Administrative Services
August 7, 2019

Dear Newington Town Hall Renovations Project Building Committee,

Thank you for taking the time to read our letter.

We are writing to you, the Committee, because we are very concerned about the fate of Mazzoccoli Way. It was brought to our attention that Mazzoccoli Way is being compromised and possibly going to be removed due to new construction plans.

Back in May of 2012, the Newington Town Council thoughtfully presented Mazzoccoli Way, formerly Mill Street, in honor of Dominic Mazzoccoli (our father) to express "appreciation for his outstanding commitment to the Town of Newington and its residents". At that time, Dad, at the young age of 60, was a year into his fatal diagnosis of ALS (Lou Gehrig's Disease) and was confined to a power wheelchair as his muscles were failing him.

During the meeting, the following proclamation was presented to our dad:

"WHEREAS, Former Mayor and State Representative Dominic Mazzoccoli has a long and noteworthy history of service to the Town of Newington; and WHEREAS, Rep. Mazzoccoli is a 1970 graduate of Newington High School and a 1976 graduate of Central Connecticut State University with a Bachelors Degree in Earth Science; and WHEREAS, Rep. Mazzoccoli is a United States Marine and Vietnam Era Veteran; and WHEREAS, Rep. Mazzoccoli's lengthy and successful political career included one term on the Newington Town Council from 1981 — 1983, three terms as Mayor from 1985— 1991 and three terms as State Representative for the Town from 1993 - 1999; and WHEREAS, as Mayor, Rep. Mazzoccoli was responsible for the inception and completion of several important Town projects, most notably in negotiating an agreement between the Indian Hill Country Club and the Town and the creation of the Town Code of Ethics; and WHEREAS, Rep. Mazzoccoli served on the Newington Volunteer Ambulance (NVA) Board of Directors and as Mayor he played an instrumental role in the completion of the NVA building project in 1989; and WHEREAS, Rep. Mazzoccoli represented the Town as a member of the Metropolitan District and the Capitol Region Council of Governments; and WHEREAS, the Newington Town Council wishes to recognize Rep. Mazzoccoli for his stewardship of the Town's citizens through his invaluable contributions to the Town's advancement and his countless hours of volunteer service; NOW THEREFORE BE IT RESOLVED, that the Newington Town Council hereby renames Mill Street in honor of Dominic Mazzoccoli as a token of appreciation for his outstanding commitment to the Town of Newington and its residents."

Always a volunteer, our father was also a coach for Newington Little League Softball, member of the Newington Chamber of Commerce, American Legion, Newington Jaycees, Newington Polish American Club, Knights of Columbus, and Newington Kiwanis Club.

Dad loved Newington and its citizens. Words cannot properly express what an honor this was to him. Ironically, he was quickly losing his voice and therefore, his words to the wrath of ALS. Fortunately though, he was still able to briefly express his gratitude and appreciation to the Town Council that evening.
I, Karen Cantafi, his daughter; my husband, Dan; and our sons, Dom's two oldest grandsons (ages 7 and 6 at the time), as well as other family members, several friends, former mayors and colleagues; including some who are currently members of the renovation committee, were in attendance to witness this great honor. It was a very special and memorable evening, one we will never forget. (See pictures attached)

Sadly, Dad passed away nearly 4 years later on February 11, 2016 after a 5 year battle with ALS.

We, his family, ask the Committee to please make every effort possible to save Mazzoccoli Way. As you can imagine, losing Mazzoccoli Way would be a devastating loss to us and the community.

Thank you, again, for your time, and thank you to Chairman Joe Harpie, Mayor Roy Zartarian, Deputy Mayor Beth DelBuono, Majority Leader Carol Anest, Councilman Chris Miner, MDC Representative Domenic Pane; and Director of Administrative Services, Jeff Baron for taking our phone calls, emails and/or answering our questions.

Sincerely,

Karen Cantafi, Andrea Lazorik, and Matthew Mazzoccoli
(Dominic Mazzoccoli's children)